

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BRAUN HOLLOW HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar §

1. Name of Subdivision: Braun Hollow
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Braun Hollow Homeowners Association, Inc.
4. Recording Data for Association: Volume 9528, Page 94; Volume 9531, Page 18; Volume 9531, Page 125; Volume 9535, Page 85; Volume 9536, Page 117; Volume 9551, Page 46
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Braun Hollow Subdivision Unit-1 is filed at Bexar County Records under Volume 6077, Page 0228 et seq. on or about May 19, 1994, Real Property Records of Bexar County, Texas, together with any other filings of records (if any):
  - First Amendment to the Braun Hollow Subdivision Declaration of Covenants, Conditions and Restrictions filed on or about April 27, 2005, Official Records of Bexar County, Volume 6404, Page 624, et seq.
  - Warranty Deed filed on or about December 8, 1997, Official Records of Bexar County, Book 7283, Page 81 et seq.
  - Warranty Deed filed on or about February 04, 1999, Official Records of Bexar County, Book 7831, Page 2003 et seq.
  - Declaration of Covenants, Conditions and Restrictions for Braun Hollow Subdivision Unit-2, Planned Unit Development and Annexation to Braun Hollow Homeowners Association, Inc. filed on or about May 03, 1995, Official Records of Bexar County, Volume 6410, Page et seq.
  - Declaration of Covenants, Conditions and Restrictions for Braun Hollow Subdivision Unit-3, Planned Unit Development and Annexation to Braun Hollow Homeowners Association, Inc. filed on or about April 22, 1998, Official Records of Bexar County, Volume 7437, Page 1841 et seq.
  - Articles of Incorporation filed on or about January 05, 2000, Official Records of Bexar County, Volume 8263, Page 561-565.
  - By-Laws filed on or about January 05, 2000, Official Records of Bexar County, Volume 8263, Page 566-578.

- Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Braun Hollow subdivision (Unit 4) filed on or about June 21, 2001, Official Records of Bexar County, Volume 8934, Page 1283 et seq.
- Special Warranty Deed filed on or about June 21, 2001 Official Records of Bexar County, Book 9217, Page 1969 et seq.
- Quitclaim Deed filed on or about March 23, 2006 Official Records of Bexar County, Book 12008, Page 1673 et seq.
- Community Manual (includes Articles of Incorporation, Bylaws, Solar Device and Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display and Flag Pole Installation Policy, Display of Certain Religious Items Policy, Fine and Enforcement Policy, Assessment Collection Policy, Records Inspection, Copy and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections, and Voting, statutory Notice of Conduct of Board Meetings) filed on or about December 30, 2011, Official Records of Bexar County, Book 15292, Page 712 et seq.
- First Amendment to Bylaws filed on or about November 1, 2013, Official Records of Bexar County, Book 16417, Page 786 et seq.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The below resolutions are filed under Document No. 20180007771:

Records Retention  
Records Inspection  
Payment Plan Policy  
Membership Voting Policy  
E-mail Registration Policy  
Religious Item Display  
Solar Energy Device Guidelines  
Roofing Material  
Rainwater Collection Devices  
Flag Display Guidelines  
Drought-Resistant Landscaping and Natural Turf Guidelines  
Assessment Collection Policy  
Violation Enforcement Resolution  
Application of Payments Policy  
Conflict of Interest Policy  
Forced Maintenance  
Fines for General Violations  
Billing Policy and Payment Plan Guidelines

Braun Hollow Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 20180191169

Braun Hollow Homeowners Association, Inc. Resolution of the Board of Directors Regarding Vehicle Parking is filed under Document No. 20190026232.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Start Up Fee - \$75.00 (BLDR-HO)

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29<sup>th</sup> day of October, 2021.

Braun Hollow Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

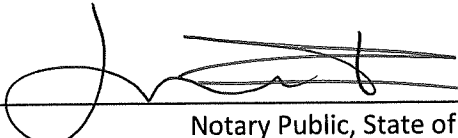
State of Texas §

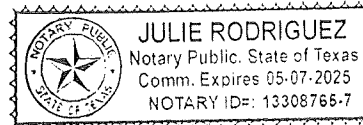
County of Bexar §

This instrument was acknowledged and signed before me on 29,  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Braun Hollow Homeowners Association, Inc., on behalf of said

association.

  
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Notary Public, State of Texas



**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210309676  
**Recorded Date:** November 04, 2021  
**Recorded Time:** 2:44 PM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 2:44 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk